BOOK 7599 PAGE 936

Tennessee FHA

Gary Duplex
NYG #9066536
FHA #483-0833969-566

SUBSTITUTE TRUSTEE'S DEED

7191 07/15 0101 03CHECK 6.00

WHEREAS, by Deed of Trust dated July 23, 1981, and recorded in Book 5776, Page 451, in the Register's Office of Davidson County, Tennessee, Gary Francis Duplex and wife, Rhonda Jo Duplex, conveyed to Mickey Carroll Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7537, Page 995 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 22nd day of June, 1988, at the main (south) door of the Courthouse, of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to The New York Guardian Mortgagee Corp., a corporation, whose address is P.O. Box 870, Hempstead, New York 11551 at and for the sum of Forty-seven Thousand, One Hundred Eighty-three and 58/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said The New York Guardian Mortgagee Corp. has assigned its interests in the said property to The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The New York Guardian Mortgagee Corp. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hickory View, Section I, as of record in Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Gary Francis Duplex and Rhonda Jo Duplex obtained title to the above-captioned real estate by deed of record in Book 5776, Page 448, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 6.00
Publication Expense	234.00
Attorney Fees	300.00
Credit on Note	46,643.58
	$47,183.58

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of June, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of June, 1988, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Dixie K. Beiss
NOTARY PUBLIC

NOTARY PUBLIC SHELBY CO., TN DIXIE K.

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
5449 Eulala Drive
Nashville, TN

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
Service Office
Suite 1600, One Commerce Place
Nashville, TN 37219
Attn: Single Family Property Disposition Branch

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

mail to:

49435

IDENTIFICATION REFERENCE

JUL 15 10 20 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN